

MINUTES

WEST LAFAYETTE REDEVELOPMENT COMMISSION 609 West Navajo St., West Lafayette, Indiana Council Chambers

May 20, 2008

The meeting was called to order at 8:36 a.m. Mr. Oates, President of the Redevelopment Commission presided. The role was called.

Present: Larry Oates, Gary Lehman, Steve Curtis, Diane Damico, Linda Sorensen

Old Business:

Minutes

Ms. Damico motioned to approve the minutes of the April 22, 2008 Redevelopment Commission meeting. Mr. Lehman seconded. The minutes were approved as submitted with a vote of 4-0.

The Wabash Landing Parking Garage Automation Contract

Discussion deferred until later in the meeting.

Other

There was no further Old Business.

New Business:

Treasurer's Report

Redevelopment Commission Treasurer, Judy Rhodes, explained the information which was included in the financial reports to the Commissioners. (*attached to minutes*)

Referring to the reports, Mr. Oates clarified that none of the TIF Districts are in a deficiency standpoint as far as overall funding. Treasurer Rhodes confirmed this and commented the Commission does have the option to make temporary loans for cash flow purposes between funds. This is an option when there is a timing problem with the increment regarding projects that may have time-sensitive deadlines.

A question and answer session followed.

- Trust Account Investments

Treasurer Rhodes recommended changing the Commission's trust account investments to an account with a higher yield. Information regarding the funds was distributed. (*Attached to minutes*) Treasurer Rhodes stated that First Merchants Trust receives no administrative fee (revenue sharing) from Federated on the U.S. Treasury Cash Reserves, but does receive 25 basis points on the Government Obligations Tax-Managed Fund. A question and answer session followed.

Mr. Curtis motioned to direct Treasurer Rhodes to move the funds of the Redevelopment Commission from the U.S. Treasury Cash Reserve Fund into the Government Obligations Tax Managed Fund. Ms. Sorensen seconded.

The motion to move the trust account funds of the Redevelopment Commission passed unanimously 4-0.

- Disclosure Requirements

Treasurer Rhodes informed the Commission about the annual material events and financial disclosure requirements. She will be working with O.W. Krohn & Associates to ensure that they are filed in a timely manner.

Payment of Claims

Ms. Damico motioned to approve the payment of Claims. Mr. Curtis seconded.

Mr. Gall detailed his invoice for services on the Wabash Landing Parking Garage Phase III work and the Automation Projects.

Mr. Buck stated the claim for CrossRoad Engineers was for their design work on Phase II of Yeager Road from Kalberer up to the north city limits. The project continues to progress.

The motion to approve the payment of claims passed unanimously 4-0.

Resolution RC 2008-6

Ms. Damico motioned to consider Resolution RC 2008-6. Mr. Lehman seconded. Mr. Tom Pitman of Baker & Daniels stated the resolution is the final confirmation of the expansion of the KCB TIF district.

It was confirmed that the proper notification procedures were followed and no written remonstrances were received.

A Public Hearing for Resolution RC 2008-6 was opened.

The public was asked if there were any comments or questions regarding this resolution.

None were made and the Public Hearing for Resolution RC 2008-6 was closed.

There were no further questions or comments from the Commission.

Resolution RC 2008-6 confirming the KCB TIF area expansion passed unanimously 4-0.

Resolution RC 2008-5

Ms. Sorensen motioned to consider Resolution RC 2008-5 appropriating funds from the Levee/Village Surplus Fund for certain local public improvements. Ms. Damico seconded.

Mr. Grady stated that \$10,000 of the appropriation was for the continuation of the project at the Burnham's site for the removal of hazardous materials. Mr. Buck distributed a map to illustrate the area where most of the appropriation would apply; the curb, gutter and sidewalk area of the Chauncey Square area.

It was confirmed that the proper notification procedures were followed and no written remonstrances were received.

A Public Hearing for Resolution RC 2008-5 was opened.

The public was asked if there were any comments or questions regarding this resolution.

None were made and the Public Hearing for Resolution RC 2008-5 was closed.

There were no further questions or comments from the Commission.

Resolution RC 2008-5 appropriating funds from the Levee/Village TIF Surplus Fund passed unanimous 4-0.

State of Indiana Technology Development Fund Grant Agreement

Mr. Greg Deason, Vice President Real Estate and Purdue Research Park Development, gave a brief explanation of how the grant would be used. The agreement is to enable the State to make a grant from the State of Indiana's Technology Development Grant Fund of \$775,000 of which \$275,000 would be used to help support the new

Purdue Technology Center and the balance used for operating expenses of the existing Technology Center, with matching funds coming from the Purdue Research Foundation. Mr. Oates noted that exhibits A and B of the grant agreement further clarified the project. A question and answer session followed.

Ms. Sorensen motioned to approve the Technology Development Fund Grant Fund Agreement. Ms. Damico seconded.

There were no further questions or comments from the Commission.

The motion to approve the State of Indiana Technology Development Fund Grant Agreement passed unanimously 4-0.

Wabash Landing Parking Garage Automation Contract – (Old Business)

- Bid Acceptance

Mr. Gall, T. J. Gall & Associates, stated that there were only two bids submitted to the Board of Works of which only one was responsive. The lowest and responsive bid was from Light & Breuning. Mr. Oates restated the terms of the bid. Ms. Damico motioned to accept the bid from Light & Breuning for a total of \$116,738 with the right to purchase additional merchant units as deemed necessary by the Commission at \$813 per unit. Mr. Lehman seconded.

There was no further discussion and the motion to accept the bid from Light & Breuning passed unanimously 4-0.

- Contract Approval

Mr. Gall detailed the terms of the contract with Light & Breuning for the Wabash Landing Parking Garage Automation Project. The option to purchase additional merchant validators units was noted. The original project scope listed 24 validation units. After discussion with the garage management company, it was agreed to lower that amount to 14 units to stay within the \$125,000 appropriation. A question and answer session followed.

There was no further discussion and the motion to approve the contract between Light & Breuning and the Redevelopment Commission for installation of the Wabash Landing Parking Garage Automation Project in the sum of \$116,738 passed unanimously 4-0.

Other

Attorney Brooks cautioned that if more than a couple of e-mails are sent back and forth between at least three commissioners, it could constitute a meeting with regards to the public disclosure statutes especially with substantive items.

Mr. Buck noted that today he was going request the Board of Works send out a request for qualifications for the design of right of way engineering and right of way services for the Cumberland Avenue Reconstruction Phase I.

Mr. Jim Treat, O.W. Krohn & Associates, informed the Commission that the Tax Increment Replacement Levy payable in 2009 would be addressed at next month's meeting.

Attorney Brooks stated that he is reviewing a draft of a lease from the PRF attorney regarding the Purdue Crew Club at the Burnham's site.

Mayor Dennis expressed his compliments to Treasurer Rhodes, the Redevelopment Commission and the department heads.

The Commission confirmed the next scheduled meetings:

Tuesday, June 24, 2008 at 8:30 a.m. – LLCR
Tuesday, July 22, 2008 at 8:30 a.m. – LLCR
Tuesday, August 19, 2008 at 8:30 a.m. – LLCR
Tuesday, September 23, 2008 at 8:30 a.m. – LLCR
Tuesday, October 21, 2008 at 8:30 a.m. – LLCR
Tuesday, November 18, 2008 at 8:30 a.m. – LLCR
Tuesday, December 16, 2008 at 8:30 a.m. – LLCR


There was no further new business.

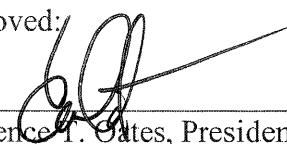
Public Comment

There was none.

Adjourn

On motion of Mr. Lehman the meeting adjourned at 9:50 a.m.


Linda M. Sorensen,
Recording Secretary

Approved: 

Lawrence T. Gates, President

/djg